

# GROUND LEASE OR REVERSE BUILD TO SUIT PAD SITE AVAILABLE

230 Collins Road NE | Cedar Rapids, Iowa



## OVERVIEW

Rare pad site opportunity on Collins Road in Cedar Rapids, next to the new Raising Cane's.

Located in the heart of one of the main retail corridors in Cedar Rapids. Collins Rd NE sees over 38,000 cars per day.

## DEMOGRAPHICS

ESRI 2025	3 mile	5 mile
Population	75,919	139,577
Avg. HH Income	\$98,131	\$101,917

## FEATURES

- 30,094 Usable Sq Ft
- \$90,000/yr Ground Lease
- Build to Suit: call for pricing
- 38,000+ cars per day
- Main retail corridor
- Located in the heart of retail and restaurants
- Located next to Collins Aerospace, 8000 employees

## FOR MORE INFORMATION:

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Email: mike@buyersrealtyinc.com

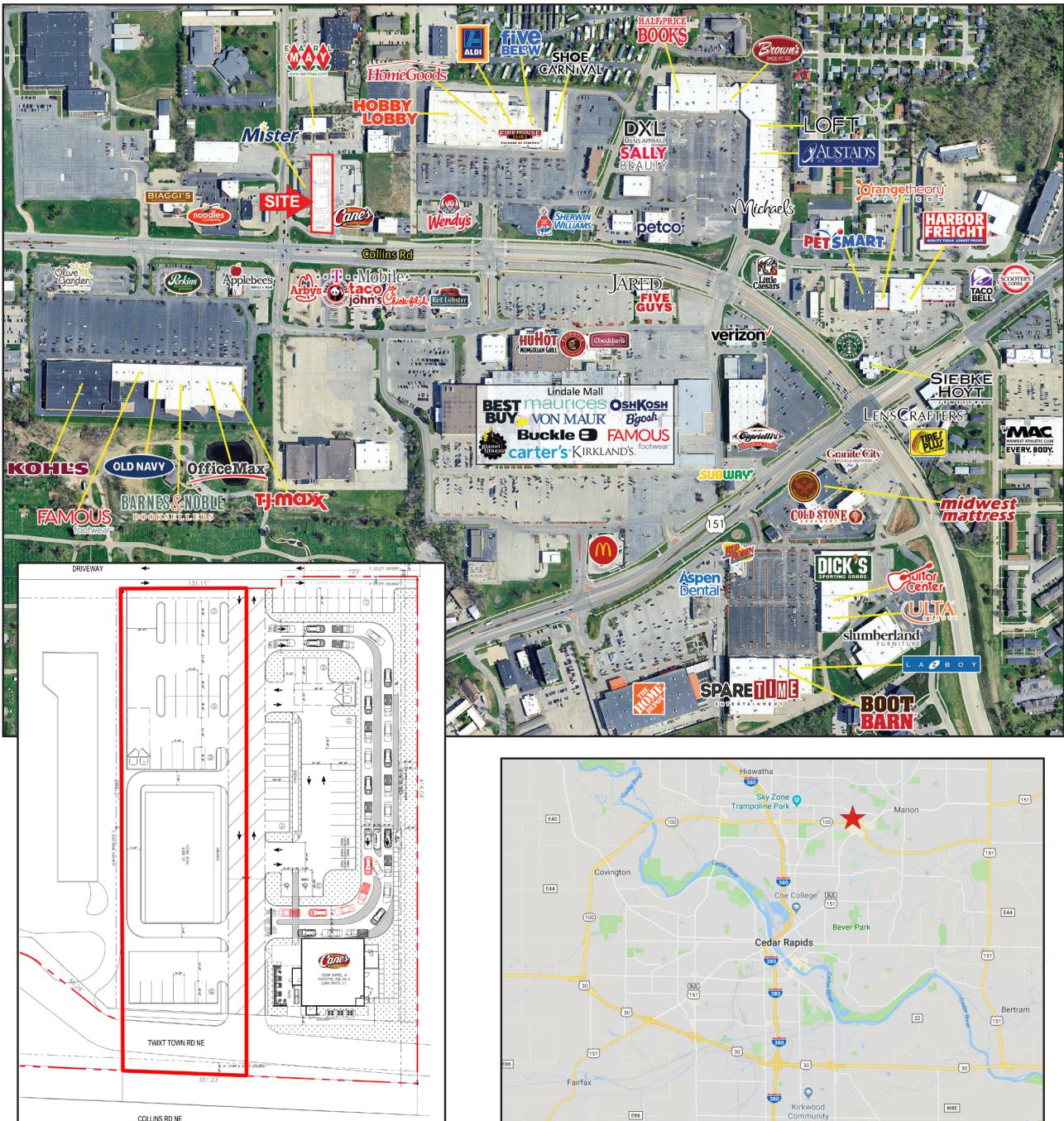
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